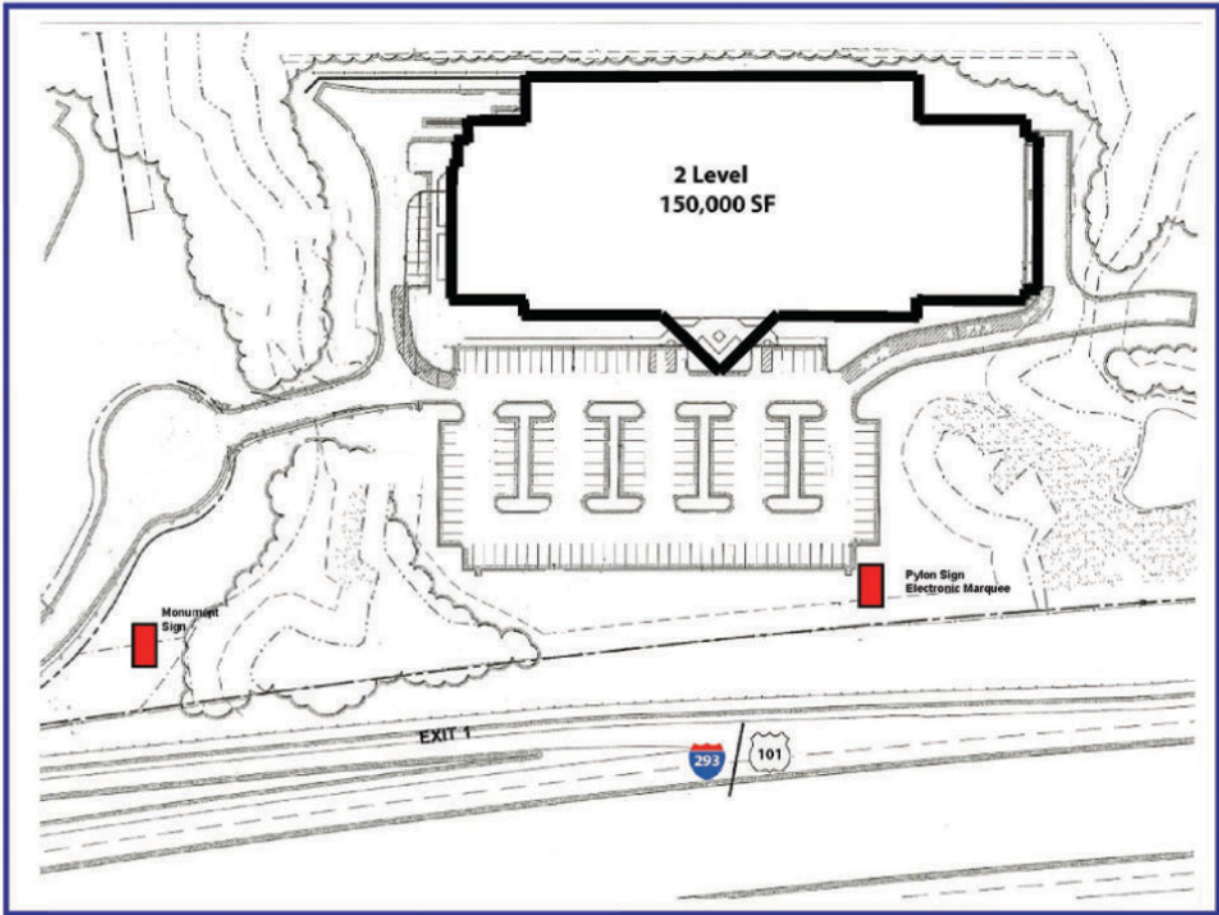


FURNITURE WORLD - AVAILABLE



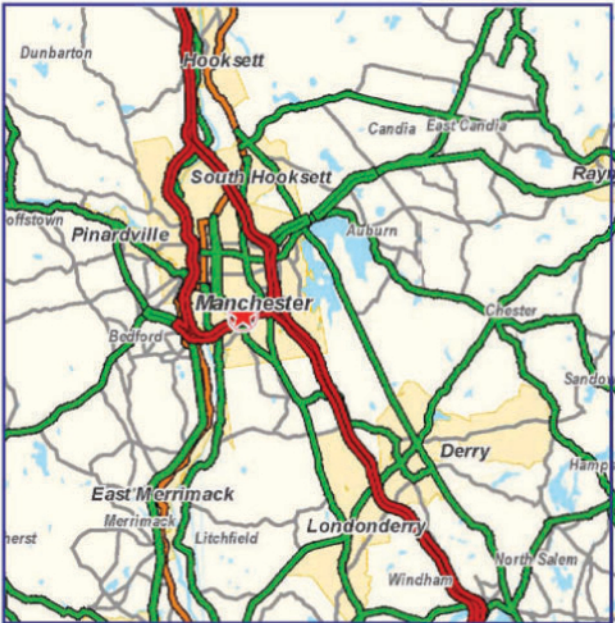
FURNITURE WORLD - AVAILABLE

1300 South Porter Street, Manchester, NH



2 LEVEL - 150,000 SF GBA

American Retail Properties is pleased to exclusively offer for sale or lease the former Furniture World, a 150,000 SF, 2 level, retail property. This facility offers frontage and high visibility from I-293. Manchester is a top tier retail market and the property is directly across the highway from the Mall of New Hampshire. The Mall of New Hampshire is a 750,000 SF regional mall and the major retail draw for the market.



Site Data

GBA:	150,000 SF	Acres:	11.71
Year Built:	2004	Zoning:	General Business 2
Use:	2 Level Retail	Utilities:	Sewer
	75,000 SF Foot Print	Parking:	150 Spaces
Real Estate Taxes:	\$283,194		

Trade Area Demographics

Radius	*Population	*Avg. HH Income	**Total # Bus.
3 Mile	74,398	\$60,326	4,217
5 Mile	132,848	\$68,070	6,736
7 Mile	178,659	\$72,917	8,057

*2007 Projections, Sites USA
**2002 Estimates, Sites USA

FOR MORE INFORMATION CONTACT: David Nugent dnugent@americanrp.com 617.778.6500



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Manchester-Bedford, NH

